



Department of
State Development and Infrastructure

Our ref: DEV2023/1441

29 February 2023

Lendlease Communities (Yarrabilba) Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Gavin Edwards
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: gavin.edwards@rpsgroup.com.au

Dear Gavin

S89(1)(a) Approval of PDA development application

PDA Development Permit for Reconfiguring a Lot for 2 lots into 116 residential lots, balance lots, drainage lot, parks and new roads over 5 stages, with a Plan of Development at Lot 6000 Diamond Drive and Lot 4505 Yarrabilba Drive, Yarrabilba described as Lot 6000 on SP338330 and Lot 4505 on SP327417

On 29 February 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Lot 6000 Diamond Drive and Lot 4505 Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 6000	SP338330
	Lot 4505	SP327417
PDA development application details		
DEV reference number	DEV2023/1441	
'Properly made' date	27 September 2023	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Subdivision resulting in 116 residential lots, drainage lot, parks and new roads over 5 stages, with a plan of development	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date	29 February 2024	
Currency period	6 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Precinct 04 – Application Seven - Plan of Development, prepared by Lendlease	YAR-P04ROL7-POD_240205 SHT 1 of 2	5 February 2024
2.	Precinct 04 – Application Seven - Plan of Development Design Criteria, prepared by Lendlease	YAR-P04ROL7-POD-231219 SHT 2 of 2	19 December 2023
3.	Precinct 04 – Application Seven – Reconfiguration of a Lot, prepared by Lendlease	YAR-P04ROL7-ROL-231219	19 December 2023
4.	P04ROL7 Functional Layout Roadworks Plan, prepared by KN Group	16-217-SK301 Rev C	18/12/2023
5.	P04ROL7 Functional Layout Typical Sections, prepared by KN Group	16-217-SK302 Rev A	17/08/2023
6.	P04ROL7 Functional Layout Services Plan, prepared by KN Group	16-217-SK303 Rev C	18/12/2023
7.	P04ROL7 Functional Layout Earthworks Plan, prepared by KN Group	16-217-SK304 Rev C	18/12/2023
8.	P04ROL7 Functional Layout On-street Parking Plan, prepared by KN Group	16-217-SK305 Rev C	18/12/2023
9.	P04ROL7 Functional Layout Turn Paths, prepared by KN Group	16-217-SK306 Rev A	21/12/2023
10.	Yarrabilba Precinct 4G Landscape Design Package, prepared by RPS	148795-1 Issue C	21/12/2023
11.	Bushfire Hazard Assessment and Mitigation Plan Proposed Residential Development in Precinct 4 ROL7 Yarrabilba, prepared by Bushland Protection Systems	Version 3	17 January 2024
12.	Precinct 4G Ecological Compliance Certification, Yarrabilba, prepared by Natura	NC11-0011_Yarrabilba\Precinct\Precinct 4\Corro\Precinct 4 Ecological Compliance 4G	21 September 2023
13.	Geotechnical Desktop Review Yarrabilba, prepared by SGS	SGS/17/E016I	15 June 2017
14.	Yarrabilba Precinct 4G Stormwater Management for Reconfiguring a Lot, prepared by DesignFlow	projects/4338	8 August 2023
15.	Yarrabilba Masterplan Community, Precinct 4G Application Traffic Engineering Statement, prepared by SLR	620.V11743.00000	21 September 2023
16.	Traffic Noise Impact Assessment Proposed Precinct 4 ROL7 Development Yarrabilba, prepared by MWA Environmental	23114 Version 2	16/02/2024

17.	Yarrabilba – Water Supply and Sewerage Servicing Strategy/Solution for Revised Precinct 4G, prepared by Stantec	300201033	05 September 2023
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Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDI means the Department of State Development and Infrastructure.

DSRCIA means the {"Yarrabilba PDA" if relevant} Developer Sub-regional Charges Infrastructure Agreement {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

ICID means the {"Yarrabilba PDA" OR "Greater Flagstone PDA"} Implementation Charge Infrastructure Deed {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

STATE COMMUNITIES FACILITIES IA means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017 (as amended from time to time).

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

2. if not satisfied, notifies the applicant accordingly.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

PDA Development Conditions – Reconfiguring a Lot

No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction		
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form, available on EDQ's website.	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act;	a) Prior to commencing work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
8.	Erosion and sediment management	
	a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.	a) Prior to commencing work for the relevant stage
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
9.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work for the relevant stage b) During construction
10.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and retaining walls		
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved: 1. P04ROL7 Functional Layout Earthworks Plan, prepared by KN Group 16-217-SK304 Rev C 2. Geotechnical Desktop Review Yarrabilba, prepared by SGS Ref SGS/17/E016I The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill;	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to or during earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved 1. P04ROL7 Functional Layout Earthworks Plan, prepared by KN Group 16-217-SK304 Rev C 2. Geotechnical Desktop Review Yarrabilba, prepared by SGS Ref SGS/17/E016I b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
Roadworks, urban servicing and stormwater management		
14.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards</i>; and - the approved: - P04ROL7 Functional Layout Roadworks Plan, prepared by KN Group 16-217-SK301 Rev C - P04ROL7 Functional Layout Typical Sections, prepared by KN Group 16-217-SK302 Rev A - P04ROL7 Functional Layout On-street Parking Plan, prepared by KN Group 16-217-SK305 Rev C - P04ROL7 Functional Layout Turn Paths, prepared by KN Group 16-217-SK306 Rev A - Yarrabilba Masterplan Community, Precinct 4G Application Traffic Engineering Statement, prepared by SLR Ref. 620.V11743.00000 b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: - certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and - all documentation as required by the <i>Certification Procedures Manual</i>. - as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
15.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of Energex - be endorsed by Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> - meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. - meet the requirements of Energex for unmetered supply - be endorsed by the relevant ownership authority.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
16.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards</i>; and - the approved: - P04ROL7 Functional Layout Services Plan, prepared by KN Group 16-217-SK303 Rev C - Yarrabilba – Water Supply and Sewerage Servicing Strategy/Solution for Revised Precinct 4G, prepared by Stantec Ref. 300201033 b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: - Logan City Council current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior commencing water reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Sewer reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards</i>; and - the approved: - P04ROL7 Functional Layout Services Plan, prepared by KN Group 16-217-SK303 Rev C - Yarrabilba – Water Supply and Sewerage Servicing Strategy/Solution for Revised Precinct 4G, prepared by Stantec Ref. 300201033 b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: - Logan City Council current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing sewer reticulation work for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; - the approved:	a) Prior to commencing stormwater work

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	1. P04ROL7 Functional Layout Services Plan, prepared by KN Group 16-217-SK303 Rev C 2. Yarrabilba Precinct 4G Stormwater Management for Reconfiguring a Lot, prepared by DesignFlow Ref: projects/4338 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) the approved: 1. P04ROL7 Functional Layout Services Plan, prepared by KN Group 16-217-SK303 Rev C 2. Yarrabilba Precinct 4G Stormwater Management for Reconfiguring a Lot, prepared by DesignFlow Ref: projects/4338 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
20.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
21.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
22.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017</i>	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	<i>Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects.</i> b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
Landscape and environment		
23.	Streetscape Works (compliance assessment d)-g)) Either: a) Submit to EDQ DA detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping. The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by an RPEQ. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ DA for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets (with justification) to be donated to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting; 2. footpath treatments, ensuring any embellishments within do not obstruct maintenance operations. (e.g. proposed boulders are spaced accordingly to allow for mowing or are located in landscaped beds) 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by an RPEQ; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ IS 'as constructed' plans and asset register in a format acceptable to Council. Note: <i>footpath treatments are to ensure any embellishments do not obstruct maintenance operations.</i>	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to commencement of site works for each stage e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
24.	Landscape works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: <i>PDA Guideline No. 12 – Park planning and design</i>; and - the approved Yarrabilba Precinct 4G Landscape Design Package, prepared by RPS 148795-1 Issue C The certified plans are to include, where relevant: - existing contours or site levels, services and features; - proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); - location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; - locations of electricity and water connections to parks; - location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; - details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; - trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and - public lighting in accordance with <i>Australian Standard AS1158 – Lighting for Roads and Public Spaces</i>. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of landscape work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
25.	Vegetation Clearing and Site Rehabilitation All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment and subsequent endorsed Vegetation Management Plans.	Ongoing
26.	Bushfire management Carry out bushfire management works as recommended in the approved Bushfire Hazard Assessment and Mitigation Plan: Proposed Residential Development in Precinct 4 ROL7 Yarrabilba, prepared by Bushland Protection Systems, Version 3, dated 17 January 2024.	Prior to the commencement of use
27.	Acoustic treatments (noise barrier) a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with: <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>; and - The recommendations of the approved Traffic Noise Impact Assessment, Prepared by MWA Environmental	a) Prior to commencement of noise barrier works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ and an asset register.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Surveying, land transfers and easements		
28.	Land transfers – drainage Transfer, in fee simple, to Council as trustee, Lots 401 and 402 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
29.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lots 400 and 403 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
30.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage
31.	High density development easements (lots $\leq 300\text{m}^2$ in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition. NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
32.	Reciprocal easements (lots $> 300\text{m}^2$ in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots $> 450\text{m}^2$ in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
Infrastructure contributions		
33.	Municipal & State Charges In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	In accordance with the IFF.
34.	Implementation Charge The applicant will: a) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the IFF, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF.
35.	Sub-Regional & Value Capture Charges The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP of IFF, indexed to the date of payment.	a) In accordance with the SRIA, DSRCA; or b) In accordance with the IFF.
Development Conditions – Plan of Development (POD)		
No	Condition	Timing
Development in accordance with a POD		
36.	Carry out the approved development Carry out the approved development generally in accordance with the approved POD.	Prior to commencement of use

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****